

TITLE CERTIFICATE

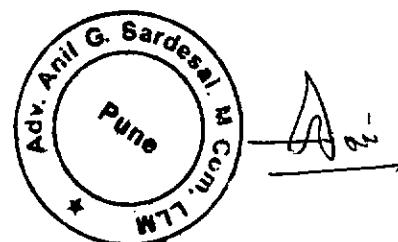
At the instance of **PARANJAPE SCHEMES (CONSTRUCTION) LTD.** a company registered under the Indian Companies Act, 1956 having registered office at 1, Somnath, CTS No.988, Ram Mandir Road, Next to Tilak Mandir, Vile Parle (East), Mumbai – 400 057 and administrative office at PSC House, CTS No.111+111/2, Anand Colony, Off. Prabhat Road, Pune – 411 004, represented by one of its present Directors, Shrikant Purushottam Paranjape, Age 63 years, occupation: business, hereinafter referred to as "**MY CLIENT**", I had investigated title of all that pieces and parcels of adjacent lands bearing Survey Nos.55/1, 55/2, 55/3, 56, 57/1, 57/2, 57/3, 57/4, 60/1/1, 60/1/2, 60/2/1 and 60/2/2, all situated at Village Wakad, Taluka Mulshi, Dist. Pune, collectively admeasuring 03 Hectar 89 Aar i.e. 38,900 sq.mtrs. hereinafter referred to as the "**WHOLE LAND**", and more particularly described in the SCHEDULE I written hereunder and had issued detailed Search and Title Reports and subsequent Supplementary Search Reports thereto in respect of different portions of the Whole Land as detailed below, hereinafter collectively referred to as the "**PREVIOUS SEARCH REPORTS**".

Sr. No.	Survey No.	Area (Hectare-Are)	Description	Date
1.	60/1/1,	00 - 36	(i) Search Report and Title Opinion (ii) Supplementary Search Report	14.05.2010
	60/2/1	00 - 36		12.01.2015
	55/3	00 - 23		
	57/3	00 - 23		
	60/1/2	00 - 36		
	60/2/2	00 - 36		
2.	55/2	00 - 25	(i) Search Report and Title Opinion (ii) Supplementary Search Report (issued in favour of Shri. Shashank Purushottam Paranjape)	14.05.2010
	56	00 - 27		18.12.2014
	57/1	00 - 28		
	57/2	00 - 24		
3.	55/1	00 - 24	Search Report and Title Opinion	12.01.2015
4.	57/4	00 - 71	Search and Title Report	09.12.2016
	<b>TOTAL</b>	<b>03 - 89</b>		

The portions of the Whole Land mentioned at serial No.1 to 4 above are more particularly described in Schedule I under Schedule I(a) to Schedule I(d) and are hereinafter referred to as the "**SCHEDULE I(a) LAND**", "**SCHEDULE I(b) LAND**", "**SCHEDULE I(c) LAND**" and "**SCHEDULE I(d) LAND**" respectively for the sake of brevity and convenience. In continuation to the Previous Search Reports I have issued a combined Supplementary Search Report in respect of the Whole Land on 15.07.2017, 21.09.2020 and on 22.10.2021 (the said "**SUPPLEMENTARY SEARCH REPORTS**")

My Client's entitlement in respect of the said Whole Land comprising the Schedule I(a) Land to Schedule I(d) Land is as under :

(i) The Owners of Schedule I(a) Land have clean, clear and marketable title to the Schedule I(a) Land and My Client has acquired development rights of the Schedule A



Land from its owners by duly registered Development Agreement coupled with power of attorney.

(ii) My Client had acquired development rights of the Schedule I(b) Land from its previous owners, Shri. Nitin Vaidya and 30 others by duly registered Development Agreement coupled with power of attorney. The said previous owners further sold, transferred and absolutely conveyed the Schedule I(b) Land to and in favour of present owner, Shri. Shashank Paranjape by obtaining permission u/s.43 of BTAL Act by registered Sale Deed and the present owner has purchased the same retaining the development rights of the said Schedule I(b) Land with my client.

(iii) The Schedule I(c) Land is purchased by My Client from its previous owners by duly registered Sale Deed and thereby My Client has clean, clear and marketable title to the Schedule I(c) Land.

(iv) The owners of Schedule I(d) Land have clean, clear and marketable title to the Schedule I(d) Land and My Client has acquired development rights of the Schedule I(d) Land by duly registered Development Agreement coupled with power of attorney.

On the basis of rights thus acquired, My Client has proposed construction of a real estate project namely "TRIDENT A, B, C, D, E, F & Trident Commercial and MHADA", hereinafter referred to as the said "PROJECT", on a portion of the Whole Land, more particularly described in SCHEDULE II given hereunder, hereinafter referred to as the said "PROJECT LAND" by obtaining all requisite sanctions and permissions from all the concerned authorities.

My client registered the Project under the Real Estate (Regulation and Development) Act, 2016, and the rules and regulations thereunder (the "RERA") on different portions of lands out of the said Properties as separate projects. Due to Covide Pandamic period Real Estate (Regulation and Development) Act, 2016, and the rules and regulations thereunder (the "MahaRERA") suo moto extended the project completion date and issue the amended certificate for each project as following.

Sr. No.	Project name	Registration No.	RERA certificate issue on	Completion date	Extended completion Date
1.	Trident	P52100004511	09.08.2017	31.07.2022	31.07.2023
2.	Trident C, D	P52100015697	16.03.2018	31.12.2022	30.12.2023
3.	Trident E, F	P52100029377	29.05.2021	31.12.2025	31.12.2025
4.	Trident Commercial and MHADA	P52100025946	02.08.2020	31.03.2025	30.09.2025

In the meanwhile with an intention to revise the plan of said project for the buildings D, E, F & Trident Commercial and MHADA in project Trident, my client submitted the application to the Pimpri Chinchwad Municipal Corporation. Accordingly revised commencement certificate issued by PCMC on 31/12/2021 vide Ref. no BP/Wakad/210/2021 and as per the commencement certificate, buildings are under construction.

#### Litigations

There is no litigation pending before any court in respect of the said Whole Land.

### Encumbrances & Charges

There is following encumbrance created by My Client on the Whole Land

By the mortgage deed dated 03/11/2017, registered in the office of Sub Registrar Haveli No.21, on 03/11/2017, at serial No.14159/2017, My Client mortgaged all that piece and parcel of land: bearing Survey No.60/1/1, 60/2/1 admeasuring 7200 Sq.Mtrs.; 55/3 admeasuring 2300 Sq.Mtrs., 57/3, 60/1/2, 60/2/2 admeasuring 9500 Sq.Mtrs.; 55/2 and 56 admeasuring 5200 Sq.Mtrs., 57/2, 57/1 admeasuring 5200 Sq.Mtrs., 57/4 admeasuring 7100 Sq.Mtrs. and 55/1 admeasuring 2400 Sq.Mtrs.; situated at village Wakad, Taluka Mulshi, District Pune, totally admeasuring 38,900 Sq.Mtrs. together with present and future construction thereon, together with all present and future F.S.I./ T.D.R. and any accruals/ income/ claim that may arise from the land/ construction thereon and all receivables from sale of any unit constructed on the abovementioned Whole Land, in favour of HDFC Ltd, Shivaji Nagar, Pune.

By and under an unilateral Indenture of Mortgage deed executed on 20.01.2021 and registered in the office of Sub Registrar, Haveli No. 15 at registration No.4106/2021 on 01.03.2021, My Client has mortgaged with construction land totally admeasuring 38,900 Sq.Mtrs. together with present and future construction thereon, together with all present and future F.S.I./ T.D.R. and any accruals/ income/ claim that may arise from the land/ construction thereon and all receivables from sale of any unit constructed on the said project land with other properties of my client in favour of HDFC Ltd. on the terms and conditions mentioned therein.

By and under an unilateral Indenture of Mortgage deed executed on 20.01.2021 and registered in the office of Sub Registrar, Haveli No.15 at registration No.4117/2021 on 01.03.2021, My Client has mortgaged with construction land totally admeasuring 38,900 Sq.Mtrs. (excluding units admeasuring 42,500 Sq. Ft. saleable) together with present and future construction thereon, together with all present and future F.S.I./ T.D.R. and any accruals/ income/ claim that may arise from the land/ construction thereon and all receivables from sale of any unit constructed on the said project land with other properties of my client in favour of HDFC Ltd. on the terms and conditions mentioned therein.

My client has created further charge only for additional security by mortgaging the unsold units from the said project land with other properties of my client vide registration No.6167/2021, 6169/2021, 6171/2021, 6172/2021 and 6174/2021 on 19.03.2021 under terms and conditions mentioned therein. This project has been included in cross collateralized for various loans sanctioned by HDFC Ltd. by the virtue of above said deeds.

On request of My Client, I have issued this Title Certificate in respect of the said "Project Land", on which construction of the said Project is proposed. Since the said Previous Search Reports collectively form a bulky document, My Client informed me that it intends to submit this Title Certificate for the purpose to annex attachment of the agreements for sale the apartments in the said Project and confirmed that it shall provide the aforesaid Previous Search Reports along with further Supplementary Search Reports, as and when issued to the allottees of apartments.

Hence, subject to the contents of the principal Search Reports and all Supplementary Search Report I hereby certify that, My Client is entitled to develop and construct the Project on the said Land and to dispose of apartments in the same.

## SCHEDULE I

### Schedule I(a)

#### (Description of Schedule I(a) Land)

(i) All that piece and parcel of the agricultural land (i) bearing Survey No.60/1/1, admeasuring 00H : 36R, assessed at Rs. 00=15 Paise, and (ii) bearing Survey No.60/2/1, admeasuring 00H : 36 R, assessed at Rs. 01=19 Paise, both situated at village Wakad, Taluka: Mulshi, District: Pune, previously within the limits of Zilha Parishad, Pune and now in Pimpri Chinchwad Municipal Corporation, the Registration District of Pune and Sub-Registrar Office Maval (Wadgaon), Mulshi (Paud), Haveli 1 and 20 Pune and collectively bounded as:

On or towards East : Well and canal

On or towards West : Hinjawadi canal

On or towards South : Property of Parashuram Wakadkar

On or towards North : Property of Babanrao Jamadade

(ii) All that piece and parcel of the agricultural land bearing Survey No. 55/3, admeasuring 00H:23R, assessed at Rs. 00=09 Paise, situated at village Wakad, Taluka: Mulshi, District: Pune, previously within limits of Zilha Parishad, Pune and now in Pimpri Chinchwad Municipal Corporation, the Registration District of Pune and Sub-Registrar Office Maval (Wadgaon), Mulshi (Paud), Haveli 1 and 20 Pune and collectively bounded as:

On or towards East : property of Bhikoba Khevraj Bhujbal

On or towards West : Canal

On or towards South : Canal

On or towards North : Property of Shankar Pilaji Kalate

(iii) All that piece and parcel of the agricultural land bearing Survey No. 57/3, admeasuring 00H : 23R, assessed at Rs. 00=62 Paise, and (ii) bearing Survey No. 60/1/2, admeasuring 00H : 36 R, assessed at Rs. 01=16 Paise and (iii) bearing Survey No. 60/2/2, admeasuring 00H : 36 R, assessed at Rs. 01=19 Paise, all situated at village Wakad, Taluka: Mulshi, District: Pune, previously within limits of Zilha Parishad, Pune and now in Pimpri Chinchwad Municipal Corporation, the Registration District of Pune and Sub-Registrar Office Maval (Wadgaon), Mulshi (Paud), Haveli 1 and 20 Pune and collectively bounded as:

On or towards East : Canal

On or towards West : Canal

On or towards South : Survey No. 57/1,

On or towards North : 60/1/2

### Schedule I(b)

#### (Description of Schedule I(b) Land)

(i) All that piece and parcel of the agricultural land (i) bearing Survey No. 55/2, admeasuring 00H : 25R, assessed at Rs. 00=72 Paise, (ii) bearing Survey No. 56, admeasuring 00H : 27 R, assessed at Rs. 01=19 Paise, situated at village Wakad, Taluka: Mulshi, District: Pune, previously within limits of Zilha Parishad, Pune

ADVOCATE

Anil Sardesai

M.COM., LL.M.

CTS No. : 40/11, F. P. No. 56/11.

Silver Breeze Apt., Bhonde Colony.

Erandawane, Pune - 411 004

Phone : 25433166.

E-mail : sardesaianil@yahoo.com

and now in Pimpri Chinchwad Municipal Corporation, the Registration District of Pune and Sub-Registrar Office Maval (Wadgaon), Mulshi (Paud), Haveli 1 and 20 Pune and *collectively* bounded as:

On or towards East : Survey No. 55,  
On or towards West : Canal  
On or towards South : Survey No.56  
On or towards North : Survey No.57

(ii) All that piece and parcel of the agricultural land (i) bearing Survey No. 57/1, admeasuring 00H : 28R, assessed at Rs. 00=87 Paise, and (ii) bearing Survey No. 57/2, admeasuring 00H : 24 R, assessed at Rs. 00=87 Paise, both situated at village Wakad, Taluka: Mulshi, District: Pune, previously within limits of Zillha Parishad, Pune and now in Pimpri Chinchwad Municipal Corporation, the Registration District of Pune and Sub-Registrar Office Maval (Wadgaon), Mulshi (Paud), Haveli 1 and 20 Pune and *collectively* bounded as:

On or towards East : Canal  
On or towards West : Canal  
On or towards South : Survey No. 60/1/2 and 60/2/2  
On or towards North : Survey No. 60/1/2 and 60/2/2

**Schedule I(c)**  
**(Description of Schedule I(c) Land)**

All that piece and parcel of the agricultural land bearing Survey No. 55/1, admeasuring 00H : 24R, assessed at Rs. 00=75 Paise, situated at village Wakad, Taluka: Mulshi, District: Pune, previously within limits of Zilha Parishad, Pune and now within limits of Pimpri Chinchwad Municipal Corporation, the Registration District of Pune and Sub-Registrar Office Maval (Wadgaon), Mulshi (Paud), Haveli 1 and 20 Pune and bounded as:

On or towards East : Property of Shri. Khevraj Bhujbal  
On or towards West : Canal  
On or towards South : Canal  
On or towards North : Property of Shri. Shankar Pilaji Kalate

0-0-0-0-0

**Schedule I(d)**  
**(Description of Schedule I(d) Land)**

All that piece and parcel of the agricultural land bearing Survey No.57, Hissa No.4, admeasuring 00H : 71R, assessed at Rs. 01=76 Paise, situated at village Wakad, Taluka: Mulshi, District: Pune, previously within limits of Zilha Parishad, Pune and now within limits of Pimpri Chinchwad Municipal Corporation, the Registration District of Pune and Sub-Registrar Office Maval (Wadgaon), Mulshi (Paud), Haveli 1 and 20 Pune and bounded as:

On or towards East : Canal  
On or towards West : Canal  
On or towards South : Adjacent Survey Nos.53, 54, 55 and 56  
On or towards North : Land out of Survey No.57

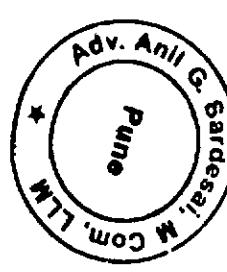
0-0-0-0-0

**SCHEDULE II**  
(Description of the said Project Land)

All that piece and parcel of the land admeasuring 7682.45 sq. mtrs. carved out of the Whole Land described in Schedule I above which land is bounded as follows: -

On or towards East : By Project Trident C,D  
On or towards West : By D.P. Road  
On or towards South : By Nala Garden  
On or towards North : By Adj. S No.61

Place : Pune  
Date : 28.01.2022

  
Anil Sardesai  
Advocate